

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
MAY 16, 2017 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An appeal of the Planning Commission’s denial of a Planned Zoning District titled Tract 75 Chenal Valley Long-Form PD-R, located on the northwest corner of Champagnolle Drive and Rahling Road. (Z-5936-O)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The applicant, Deltic Timber Corporation, is appealing the Planning Commission’s recommendation of denial for a Planned Residential Development located on the northwest corner of Champagnolle Drive and Rahling Road.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend denial of the PD-R zoning by a vote of 4 ayes, 5 nays and 2 absent.
<b>BACKGROUND</b>	Ordinance No. 20,296, which was adopted by the Little Rock Board of Directors on August 2, 2010, rezoned the site from O-2, Office and Institutional District, to POD, Planned Office Development, to allow the site to develop with an office development containing fourteen (14) lots. The project contained 7.90 acres. The lots were proposed to range in size from 0.44 acres to 0.76 acres. The average lot size proposed was 0.45 acres.

**BACKGROUND  
CONTINUED**

The development contained two (2) new public streets totaling 500 linear-feet. The development did not occur and the POD zoning approval has expired.

The applicant is requesting a rezoning of the site from POD, Planned Office Development, Expired to PD-R, Planned Development - Residential. The proposal includes the development of 130 units of age restricted (55+) independent living community. The development is proposed with studio, one (1), two (2) and three (3)-bedroom units. The applicant has indicated the development will contain two (2) wings with a maximum building height of forty-three (43) feet. The center section of the building is proposed with a maximum building height of forty-eight (48) feet. The development is proposed with 165 parking spaces to serve the residents and staff. The plan notes a few of the parking spaces as covered and also the site will include a portion of the spaces as garages.

Staff is supportive of the applicant's request. The development is proposed as a senior living facility with residents limited to fifty-five (55) plus years of age. The site plan respects previously approved buffers along the western perimeter. Staff feels the development as proposed, a senior living facility, will have limited impact on the area.

The Planning Commission reviewed the proposed PD-R request at its March 16, 2017, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Witry Court Property Owners Association were notified of the Public Hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.